

*Traditional West Wales smallholding. Set in just 5.5 acres of land. Quiet and secluded location on the outskirts of Nebo, near Llanon/Llanrhystud - West Wales.*



**Hafod Y Grug, Nebo, Llanon, Ceredigion. SY23 5LG.**

**£425,000**

**REF A/5613/ID**

**\*\*Traditional West Wales smallholding\*\*Set in just under 5.5 acres of grounds\*\*4 bed detached property full of character\*\*Secluded rural location with no near neighbours\*\*Located down its private farm track\*\*In need of some investment\*\*Useful outbuilding\*\*Only a 10 minute drive to the Cardigan Bay coastline\*\*Range of useful outbuildings\*\*Double glazing throughout\*\***

Located in a peaceful position with no near neighbours and down its own track, just on the edge of the rural village of Nebo being close to the coastal settlement of Llanrhystud along the main A487 coast road. Llanrhystud boasts an array of local amenities including village shop, post office, public house, popular primary school, access to beaches, excellent public transport connectivity, golf course/swimming pool and community hall. The university town of Aberystwyth is some 10 minute drive to the north offering a regional hospital, national library, traditional high street offerings, retail parks, industrial estates, 6th form college, secondary school and large scale employment opportunities. The Georgian harbour town of Aberaeron is some 15 minutes drive to the south with its popular range of local cafes bars and restaurants.



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## GENERAL

The placing of Hafod Y Grug on the open market provides purchasers with a great opportunity to acquire a traditional smallholding in a secluded rural position with no near neighbours with a wonderful aspect over open countryside.

Hafod Y Grug is in need of some investment but provides purchasers with an opportunity to add their own stamp and increase value.

The accommodation provides as follows-

## GROUND FLOOR

### Entrance Porch/Conservatory



9' 6" x 6' 1" (2.90m x 1.85m) of dwarf wall construction, ceramic tile flooring, perspex roof. Hardwood door into -

### Entrance Hall



15' 3" x 6' 0" (4.65m x 1.83m) with central heating radiator, stairs to first floor. Glazed door into -

### Dining Room/Reception Room 1

14' 4" x 8' 6" (4.37m x 2.59m) with double glazed window to front, central heating radiator, stone fireplace and slate surround with ornate surround.



## Lounge



15' 5" x 16' 0" (4.70m x 4.88m) a character room with inglenook fireplace with exposed stone surround, slate tile hearth with mantle above, central heating radiator, double glazed window to front and side, views overlooking garden, 7ft opening into the -



## Kitchen/Dining Room





6' 8" x 19' 7" (2.03m x 5.97m) a galley kitchen with fitted pine units with formica working surfaces above, stainless steel bowl sink, electric oven, space for fridge, central heating radiator, double glazed window to rear, space for dining table. Door into -

### Understairs Cloak Room



With low level flush w.c.

### Utility Room



8' 4" x 6' 7" (2.54m x 2.01m) with a range of fitted cupboard units with plumbing for automatic washing machine, space for tall fridge freezer, worktop space, window to rear.

## FIRST FLOOR

### Split Level Landing



16' 6" x 8' 0" (5.03m x 2.44m) with double glazed window to rear, views over the land, access hatch to loft.

## Shower Room



7' 2" x 7' 3" (2.18m x 2.21m) having a three piece suite comprising of a corner shower unit with mains shower above, vanity unit with wash hand basin, low level flush w.c. double glazed window to rear, heated towel rail.

## Rear Bedroom 1



13' 8" x 6' 8" (4.17m x 2.03m) with double glazed to rear, central heating radiator, built in cupboards.

## Double Bedroom 2



12' 7" x 15' 3" (3.84m x 4.65m) (max) with double glazed window to front and side with rural views, central heating radiator, cupboard housing hot water tank.

## Front Bedroom 3



6' 5" x 10' 7" (1.96m x 3.23m) a single bedroom or office with window to front with views, central heating radiator.

## Front Bedroom 4



14' 7" x 8' 1" (4.45m x 2.46m) with double glazed window to front, central heating radiator.

## EXTERNALLY

### Approach

The property is approached via a single track no through road onto the hard standing farm track being fully private and recently fenced. Leading to a gravelled parking area with parking for several cars.



## Garden and Grounds.



Immediately surrounding the property are spacious gardens and grounds which have once been extremely productive gardens with a variety of trees, shrubs, flowers, vegetable matches and much more.

Orchard Area. Glasshouse.

Please note - In recent years the garden has not been managed due to ill health.

### **Range of useful outbuildings**

Which include -

Garden Room 12' x 7'.

Store Room 5'3" x 12'.

Garden Shed 12'9" x 10'5" with electric power connected.

Store Room 13' x 13'8" with electricity connected.

Former Yogurt production Room 11'9" x 7'5".

Former Cow Shed 17'8" x 25' mostly solid stone construction with breeze block in part, A frame beams, corrugated roof.

Workshop 26' x 12'6" which has recently sustained storm damage and currently has no roof.





## The Land

The property sits in approximately 5.5 acres of land with one large paddock being stock proof fenced and ideal for sheep grazing.



## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or  
aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –  
www.morgananddavies.co.uk. Also on our FACEBOOK  
Page - www.facebook.com/morgananddavies. Please 'LIKE'  
our FACEBOOK Page for new listings, updates, property  
news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and  
Instagram Pages

### **Services**

We are advised the property benefits from mains water and  
electricity. Private drainage to septic tank. Oil fired central  
heating. Recently installed boiler.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

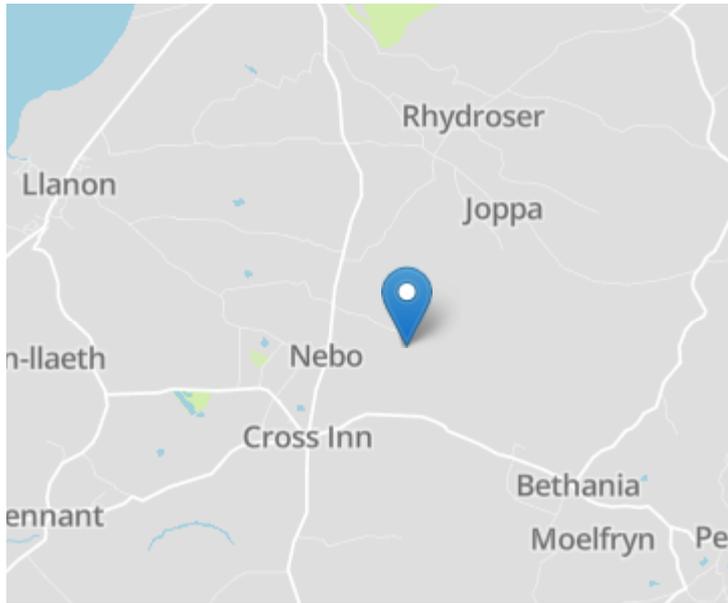
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Travelling from Cross Inn on the B4337 road north towards Nebo. Continue through the village of Nebo and after leaving the village you will see a right hand turning, take the first right hand turning, continue on this road for approximately half a mile and entrance to Hafod Y Grug will be on your right hand side.

For further information or to arrange a viewing on this property please contact :

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